

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
of the
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE
Held at 5:00 PM Thursday, February 18, 2010
437 SW 4th Avenue • Fort Lauderdale, Florida • 33315 • (954) 525-6444**

Item 1. Roll Call

The meeting was called to order and the following answered present: Nicholas Tranakas, Chair; James Camp III, Vice Chair; Shirley Carson; Robert W. Kelley. Mike Tadros, CFO, also attended.

Absent: None

Item 2. Review and Approval of the February 18, 2010 Regular Meeting Agenda

The Agenda was reviewed and one change noted on item 1 (the word demolition was removed). Commissioner Camp moved approval; Commissioner Carson seconded. All voted in the affirmative.

Item 3. Review and Approval of the December 10, 2009 Regular Meeting Minutes

The Minutes were reviewed and no corrections or changes noted. Commissioner Camp moved approval; Commissioner Carson seconded. All voted in the affirmative.

Item 4. SECRETARY'S REPORT

Note:

Commissioner Pozzuoli has resigned from the Board effective immediately.

1. Approval of Application for the Disposition of Dr. Kennedy Homes

This item was discussed and approved (Resolution 09-14) at October 8, 2009 Board meeting. However, HUD is requesting that the Resolution be revised to add specific language.

The E.D. discussed the revision and requested that the Board adopt **Resolution 10-01**, approving the application for the Disposition of Dr. Kennedy Homes, consisting of 132 dwelling units (with one off-line) and 6.62 acres of land. Commissioner Camp moved approval; Commissioner Carson seconded. All voted in the affirmative.

2. Public Housing Assessment System (PHAS) for FYE 12/31/2009

The Housing Authority is required to submit the PHAS certification annually to HUD and a Board Resolution is required. A draft copy of the FYE December 31, 2009 PHAS report was presented to the Board for review and approval.

The E.D. reviewed the contents of the report and requested that the Board approve the 2009 PHAS Certification for submission to HUD by adopting **Resolution 10-02**. Commissioner Carson moved approval; Commissioner Camp seconded. All voted in the affirmative.

3. Write-off of Collection Losses for F/Y 2009

Included in the Agenda, as **Attachment 1**, was a summary of the HACFL'S write-off of collection losses for fiscal year 2009. Board approval of write-offs is required for the audit.

The E.D. reviewed this item with the Board, responded to questions and recommended that the Board adopt **Resolution 10-03** approving the write-off of collection losses for FYE December 31, 2009. Commissioner Camp moved approval; Commissioner Kelley seconded. All voted in the affirmative.

4. Un-audited Financial Statements for FYE 12/31/2009

Copies of the FYE 12/31/2009 financial statements for the following programs were included as **Attachment 2**:

- a. Public Housing
- b. Section 8 Program
- c. Affordable Housing
- d. Central Office

The financial statements were presented for review and approval. The E.D. and Mike Tadros, CFO, reviewed the major line items with the Board. Emphasis was placed on improving the collection losses for all programs.

Commissioner Camp moved the motion to approve the financial reports as presented; Commissioner Carson seconded. All voted in the affirmative.

5. Approval of 2010 Operating Budget

Attachment 3 was a copy of the 2010 Public Housing operating budget. The following programs were presented to the Board for discussion and approval:

- Section 8 Housing Choice Voucher
- Affordable Housing, Alan Apts., WHL
- Central Office
- Public Housing - Kennedy Homes, Sunnyland Homes, Suncrest Court, Sailboat Bend, Sunnyreach Acres, Sistrunk Garden, Oakpark Apts.

The E.D. and the CFO reviewed each program with the Board and requested a motion to approve the 2010 operating budget as presented. Commissioner Kelley moved the motion to approve; Commissioner Camp seconded. All voted in the affirmative.

6. Northwest Gardens & Kennedy Homes Master Development Agreement Extension

Master Development Agreements with Carlisle Development for Northwest Gardens and Dr. Kennedy Homes were approved at the January 15, 2009 Board meeting.

The E.D. presented this item for discussion with the Board and recommended that the agreements be extended through the 2011 Tax Credit cycle to give two full cycles of funding opportunities. The Board was in agreement with the extension. The Master Development Agreements will be revised and presented for approval at the next Board meeting.

7. Roof Bids for Sunnyreach Acres, Sailboat Bend & Admin Bldg.

Ten (10) responsible bids were submitted to the H/A for roof replacement at Sunnyreach, Sailboat Bend & the Admin building. The E.D. and Mike Tadros, CFO, provided correspondence and reviewed the selection criteria with the Board.

The Board was requested to approve the HACFL'S recommendation of Trans Coastal to replace the roofs at Sunnyreach Acres & Sailboat Bend for a total of \$277,000. The Administrative building was removed. Commissioner Camp moved the motion to approve; Commissioner Kelley seconded. All voted in the affirmative.

8. Pest Control Request For Proposal

The HACFL recently advertised for pest control services and eight (8) proposals were received. The E.D. and Mike Tadros, CFO, provided correspondence and reviewed the selection criteria with the Board.

The Board was requested to approve the HACFL'S recommendation of Pest Control Authority to provide pest control services for public and affordable housing for an annual fee of \$33,927. Commissioner Kelley moved the motion to approve; Commissioner Camp seconded. All voted in the affirmative.

9. Dr Kennedy Homes Redevelopment

The E. D. appraised the Board on the new developments with the Kennedy Homes redevelopment project.

10. Line of Credit for \$500,000/\$1,000,000

This is an on-going item with the Board. The E.D. discussed securing a \$500,000 to a \$1,000,000 line of credit to provide for funding gaps in the CHDO and NSP programs.

Commissioner Camp moved the motion to approve the HACFL going forward with securing a \$1,000,000 line of credit from RBC Bank; Commissioner Kelley seconded. All voted in the affirmative.

11. Executive Director's Annual Performance Review

The E.D's annual review was due January 1, 2010, this item was presented for discussion.

Evaluation forms will be sent to the Commissioners prior to the next Board meeting and Board Chair, Dr. Nicholas Tranakas, will present the completed evaluation for discussion and approval.

Item Five: NEW BUSINESS

1. Ground Breaking/ Ribbon Cutting Ceremony

The Ground Breaking for Northwest Gardens and Ribbon Cutting/Grand Opening Ceremony for Dixie Court Phase III was scheduled for Tuesday, February 23rd @ 10:00 A.M. The Commissioners were invited to attend.

2. Neighborhood Stabilization Program (NSP)

The E.D. updated the Board on the \$2,000,000 NSP grant funding expenditures.

3. Community Development Block Grant (CDBG) Funding Application for 2010-2011

Each year the Housing Authority submits an application for consideration under the City of Fort Lauderdale's CDBG funding for the Step-Up Apprenticeship Program. This item was presented for discussion and approval.

The Board was requested to approve **Resolution 10-05** authorizing the submission of FY 2010-2011 CDBG funding application for funds in the amount of \$250,000 for the Step-Up Apprenticeship Program. Resolution 10-05 also authorized the Executive Director to execute the necessary documentation should the agency be awarded CDBG funding.

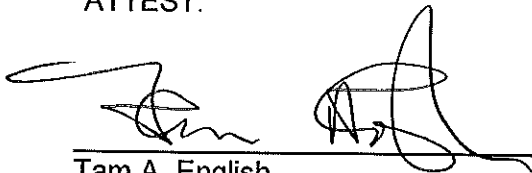
Commissioner Camp moved approval; Commissioner Kelley seconded. All voted in the affirmative.

There being no further discussion the meeting was adjourned.



Nicholas Tranakas, M.D., Chair

ATTEST:



Tam A. English
Executive Director/CEO/Secretary